

**Miami River Commission's
Urban Infill and Greenways Subcommittee
April 16, 2018 Minutes**

The Miami River Commission's (MRC) Urban Infill and Greenways subcommittees conducted a public meeting on April 16, 2018, 3 PM, 1407 NW 7 ST. The attendance sign in sheet is enclosed. MRC Urban Infill Subcommittee Chairman Jim Murley conducted the public meeting.

**I. Consider Potential Redevelopment of City of Miami Owned
300-400 SE 2 Ave, Hyatt Regency Hotel and James L. Knight
Center**

Tiffany Donato, Hyatt, Kobi Karp, Kobi Karp Architects, Jacky Lorenzo, City of Miami, Mike McShea and Lee Ann Korst, CBRE, distributed copies of illustrative drawings (subject to potential future changes) and Memorandum of Understanding (MOU). The illustrative drawings depict the demolition of the current Hyatt Hotel and James L Knight Convention Center and the construction of three new high-rise towers, consisting of a new Hyatt Hotel and Residential units. The presenters stated their studies found the existing James L Knight Center is out of date. The property would remain owned by the City of Miami, with a long-term lease to Hyatt. The presenters stated the proposal is consistent with the public Riverwalk requirements from the zoning code (Section 3.11 and appendix B) and features a 50-foot building setback from the Miami River. The presenters stated this item will be considered by the City Commission on May 10, followed by a referendum on the August 28 ballot.

MRC Urban Infill Subcommittee Chairman Murley recommended approval subject to the following conditions:

- 1. Lock in the 50-foot waterfront building setback with the public Riverwalk in the revised ballot language, covenant, and "Developer Guidelines"**
- 2. Comply with requirements of the Archaeological Zone**
- 3. Improve connection with metro-mover**
- 4. Current plans force all exiting cars to proceed south over the Brickell Bridge, therefore allow cars to exit to the west as well**
- 5. Include 2 public Bicycle / pedestrian side yard connectors between the street and Riverwalk**
- 6. Have the elevation of the entire 50-foot waterfront setback at the same elevation**
- 7. Have the elevation of the proposed new public Riverwalk match the connecting elevations of the public Riverwalk's to the west at River Park Hotel and to the east proceeding beneath the Brickell Bridge**
- 8. Provide a cross section of the proposed 50-foot setback, showing all the dimensions required in Zoning code 3.11 and Appendix B such as the unobstructed min. 15-foot-wide circulation zone, safety zone, passive zone, etc.**
- 9. Insert the codes require public Riverwalk signage**

PUBLIC DOCUMENT

- 10. Provide an illustrative drawing depicting the code and charter required "view corridor"**
- 11. If the presented illustrative drawings are changed in the future, the new plans would be presented to the MRC for an advisory recommendation before being considered by the City of Miami**
- 12. A publicly accessible Riverwalk must be accessible before Phase I receives a Temporary Certificate of Occupancy, and this requirement must be included in the covenant, which will also include the Comp Plan's required "Working River" disclosure**
- 13. Conduct a pre-demolition and post-demolition survey of the Miami River, and if any material from demolition enters the Miami River, remove the material**

The presenters agreed to all the conditions, and stated they would provide revised illustrative drawings, revised "Developer Guidelines", revised ballot language, and the covenant by April 25, so that it may be distributed to the MRC board and database prior to the MRC's May 7 public meeting on this item, noon, 1407 NW 7 ST.

II. New Business

The meeting adjourned.

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Monday, April 16, 2018
3 PM
1407 NW 7 ST
Miami, FL

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